

202603SM

WARRANTY DEED

THIS INDENTURE, made and entered into this **4th** day of **April**, **2000**, by and between **Brad Rainey Homes, Inc.**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Bradley J. Morse and Carol L. Morse, ~~husband~~ and wife, joint tenants with full rights of survivorship**, parties of the second part, *husband*

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **MS**.

Lot 86, Section C, Fairhaven Estates Subdivision, Section 2 and 3, Township 2 South, Range 6 West as shown on plat of record in Book 64, Page 40, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record at Book 345, Page 505 in said Clerk's Office.

This conveyance is made subject to: Subdivision restrictions, building lines and easements of record as shown in Plat Book 64, Page 40, Restrictive Covenants of record as shown in Book 344, Page 85, Amendment to Subdivision Restrictions of record as shown in Book 344, Page 612, all in said Clerk's Office and 2000 City of Olive Branch and 2000 DeSoto County Taxes not yet due and payable.

Parcel No. 2061-0205.0-00086.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto it warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

STATE MS.-DE SOTO CO.
FILED

APR 11 11 54 AM '00

BK 370 PG 728
W.F. DAVIS CLERK

Brad Rainey Homes, Inc.

Brad Rainey

Brad Rainey, President

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brad Rainey** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **President** (or other officer authorized to execute the instrument) of **Brad Rainey Homes, Inc.**, the within named bargainor, a corporation, and that he as such **President**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President**.

WITNESS my hand and Notarial Seal at office this 4th day of April, 2000

Eileen K. Mayo
Notary Public

My commission expires: _____

Property address: **10009 Lacy Drive**
Olive Branch, MS 38654

Grantor's address **281 Germantown Bend**
Germantown, TN 38138

Phone No.: **901-754-4311**

Phone No.: N/A

Grantee's address **10009 Lacy Drive**
Olive Branch, MS 38654

Phone No.: **(901) 761-1110**

Phone No.: **(662) 895-9298**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Pulaski Mortgage Company

P.O. Box 7200

Little Rock, AR 72217

This instrument prepared by:

Southern Escrow Title Company

7515 Corporate Centre Drive

Germantown, TN 38138

(901) 754-2080

File No.: **202603SM**

Return to: **Southern Escrow Title Company**

7515 Corporate Centre Drive

Germantown, TN 38138

(901) 754-2080

(FOR RECORDING DATA ONLY)